114.0	0013	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	596,800 / 596,800
					USE VALUE:	596,800 / 596,800
					ASSESSED:	596,800 / 596,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
300		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HASTINGS EUGENE
Owner 2:	
Owner 3:	
Street 1:	300 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HASTINGS EUGENE--ETAL -
Owner 2:	HASTINGS PHYLLIS T -
Street 1:	300 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,614 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 912 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6614.000	163,900		432,900	596,800
Total Card	0.152	163,900		432,900	596,800
Total Parcel	0.152	163,900		432,900	596,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 654.39 | /Parcel: 654.3

Legal Description

User Acct 73681

GIS Ref

GIS Ref

Insp Date 10/26/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 114.0-0013-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	163,900	0	6,614.	432,900	596,800	596,800	Year End Roll	12/18/2019
2019	101	FV	150,000	0	6,614.	439,100	589,100	589,100	Year End Roll	1/3/2019
2018	101	FV	150,000	0	6,614.	327,800	477,800	477,800	Year End Roll	12/20/2017
2017	101	FV	150,000	0	6,614.	296,800	446,800	446,800	Year End Roll	1/3/2017
2016	101	FV	150,000	0	6,614.	284,500	434,500	434,500	Year End	1/4/2016
2015	101	FV	149,300	0	6,614.	241,200	390,500	390,500	Year End Roll	12/11/2014
2014	101	FV	149,300	0	6,614.	228,800	378,100	378,100	Year End Roll	12/16/2013
2013	101	FV	149,300	0	6,614.	217,700	367,000	367,000		12/13/2012

!8925!

PRINT

Date	Time
12/10/20	23:27:31

LAST REV

Date	Time
02/19/19	12:42:46
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8925

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HASTINGS EUGENE	57337-240		8/24/2011	Convenience	1	No	No		
	13858-279		12/1/1979		60,000	No	No		Y

USER DEFINED

Prior Id # 1:	73681
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2011	693	Wood Dec	7,560					REPL DECK
10/12/2006	875	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
4/6/2009	Measured	197	PATRIOT
2/15/2000	Meas/Inspect	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6614		Sq. Ft.	Site		0	70.	0.94	5									432,896						432,900	

Total AC/HA: 0.15184 | Total SF/SM: 6614 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,896 | Spl Credit | Total: 432,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00289965
Adj $ / SQ:	128.622
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	222716
Depreciation:	58797
Depreciated Total:	163919

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

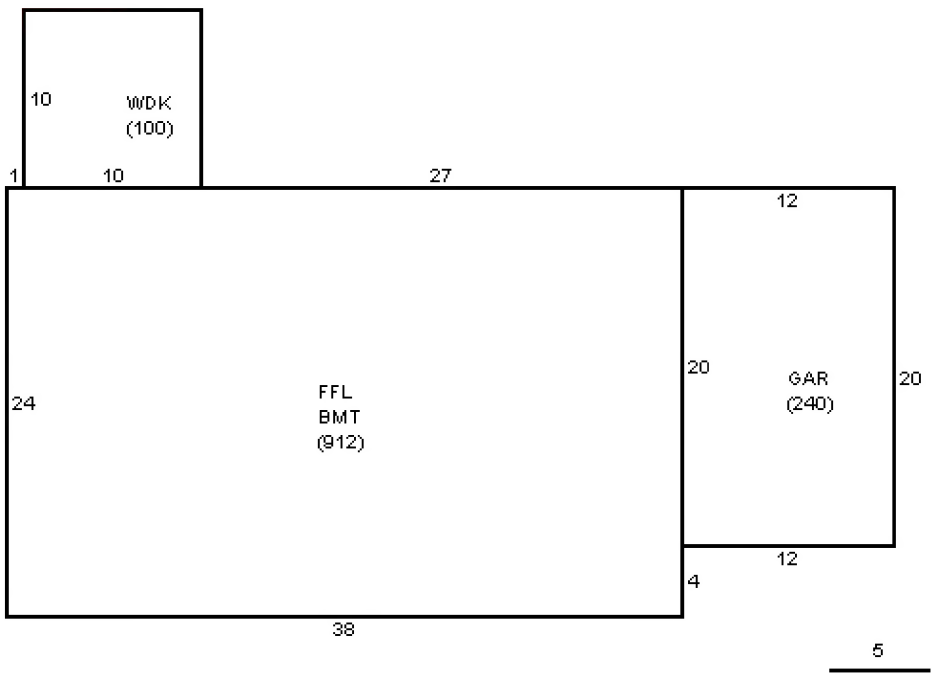
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.62
Special Features:	0	Val/Su Net:	75.74
Final Total:	163900	Val/Su SzAd	179.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	38.590	35,191
FFL	First Floor	912	128.620	117,303
GAR	Garage	240	25.490	6,118
WDK	Deck	100	16.050	1,605

Net Sketched Area:	2,164			Total:	160,217
Size Ad	912	Gross Are	2164	FinArea	912

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

114.0-0013-0002.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	